

# \$700,000 - 427 Rocky Vista Gardens Nw, Calgary

MLS® #A2253685

**\$700,000**

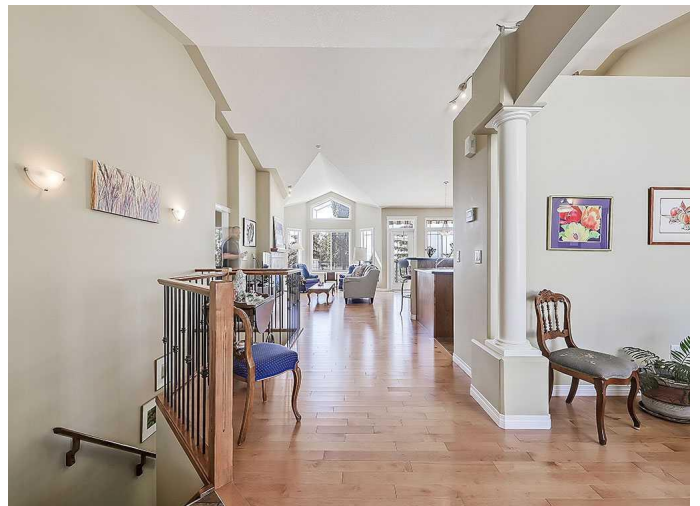
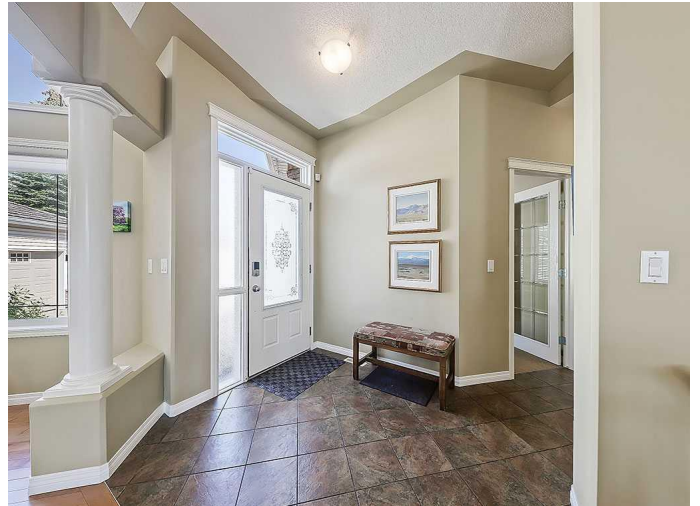
4 Bedroom, 3.00 Bathroom, 1,519 sqft  
Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

\*OPEN HOUSE Saturday Sep 6,  
12:00pm-2:00pm\* Available for the first time  
since being purchased new in 2004, this  
gorgeous Villa is a rare offering that features  
everything youâ€™ve been looking for;  
Mountain Views, Vaulted Ceilings, fully  
finished WALK-OUT basement,  
Double-Garage, a REAL dining room,  
Air-Conditioning, & all in a quality built  
BUNGALOW found within one of the most  
sought-after NW communities.

Walking inside you may find it hard to believe  
that this property isnâ€™t new, as itâ€™s  
been so lovingly cared for & maintained by  
the current owner. Gleaming hardwood floors  
welcome you as you make your way inside,  
reflecting the outside light & offering just a  
glimpse of whatâ€™s to come. Immediately to  
your right, a formal dining room awaits, with  
enough room to host a large family & fill the  
home with laughter that comes with it.  
Continuing on, your eyes are instantly drawn  
to the high pitches of the vaulted ceilings, then  
to the huge windows & the expansive  
panoramic views beyond them to the south &  
west.

This open-concept living room & kitchen is so  
completely filled with natural light from the  
sunny south exposure & additional skylights  
above, youâ€™ll rarely need to turn on a lamp  
before the sun goes down. The central kitchen  
features an island with sink & eating bar for



room for two to sit, along with a closed pantry & a suite of stainless appliances. It overlooks the living room & breakfast nook, allowing the conversations to flow no matter where you or your guests are. A cozy fireplace completes this perfect setting & (almost) makes you excited for that next big snowfall. Step outside onto the deck & bask in that full day of sunlight, but if it becomes too much, the awning provides relief when needed. The primary bedroom is found off the living room, featuring more of those vaulted ceilings & with its own views to the SW. A luxurious 5-pc ensuite bathroom awaits, also featuring it's own skylight. Back near the front of the home, a 2nd bedroom is found & could easily be a flexible space used as a den or office. A 2pc bathroom is tucked away discretely before the laundry room that gives access to the garage.

Take the stairs to the lower walk-out level & you won't believe how much space you'll find! First an expansive second living room, w/additional fireplace & plenty of room for all types of furniture/games/pool table or gym equipment. This level makes for an ideal place for guests or long term visitors with TWO additional bedrooms, one of which being an impressive 18 1/2 x 16' size & an additional full 4pc bathroom.

Living in this complex means you also get access to the Manor Village building across the street & its many amenities, including a gymnasium, games and movie rooms, and outside you'll find tennis courts, & half basketball court. Across the street you'll love taking a stroll around the neighbourhood pond! Only a 5 minute walk to the Tuscany LRT station, & 2 min drive to the YMCA & Royal Oak Shopping centres. Must be seen in person!

Built in 2004

## Essential Information

MLS® #	A2253685
Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,519
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	427 Rocky Vista Gardens Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V1

## Amenities

Amenities	Fitness Center, Park, Party Room, Recreation Facilities, Recreation Room, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Off Street
# of Garages	2

## Interior

Interior Features	Crown Molding, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), BBQ gas line, Private Entrance
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Cedar Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	DC (pre 1P2007)
HOA Fees	25
HOA Fees Freq.	MON

## Listing Details

Listing Office	Stonemere Real Estate Solutions
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